How Pascal Became the Richest Man in the Village by Marrying the Poorest Girl.

Two young persons were seated facing the ocean, which seemed at that morning hour to sing for them alone its eternal song. Their glances wandered idly over the immense sheet of water that the sun was painting with gold.

Suddenly Pascal raised his head and took the hand of the young girl in his.

'It is to-day," he said in an agitated voice, "that you are to give me my answer. You have not forgotten, Tiennette?"

"It is true, " stammered she "Well, then?"

"Well, the more I think about it, the more anxious I become. I love you, Pascal, but that does not prevent its being folly almost, for us to marry. It would be better, perhaps that you should take Germaine."
"Oh," replied he, "how can you advise
such a thing for me?"

"It breaks my heart, really, but I am | man. Please my hear, really, but I am poor, and she is rich—and I am not ignorant of the fact that she would accept you."
He shrugged his shoulders.
"It is you whom I love," he replied.
A blush of pleasure mantled the face of Tiennette. However she tried again to discusse Passal.

of Tiennette. How to dissuade Pascal. to dissuade Pascal

She would grieve, she told him, to see him burdened with the struggles that would be necessary to provide them both with their daily bread, if they were married. And then, who knew, he might be ridiculed perhaps, as she could bring him nothing,

absolutely nothing as a dot

"You would bring me your youth and
your courage," answered Pascal, "and
that is indeed something. Now my dear,
let us talk of other things, and be happy
in our own way. I am strong and I will
make enough for us both to live on. You
will see " absolutely nothing as a dot.

Tionnette listened consoled and enchanted, and her misgivings vanished be-fore the very decided wish of the sailor to make her his wife, in spite of her poverty
—poverty so great that it was asked in
the village how she managed to eat and to
clothe herself properly, for she had neither

At the time of their death she was taken charge of by an uncle, old Nazaire, a sailor like Pascal who lived in Preselles. A good A good man was this Nazaire, though a little bois-terous, but with a kind heart. The proof of this was that he loved Tiennette, cared or her, and never complained of her being burden, although he seemed very short

Tiennette had a deep and keen appreciation of what he was doing for her, and she loved him enough to feel that she would never want to leave him, but would care for him when the weight of years became so heavy that he was obliged to remain within the house. And that would come

Although he loved the sea, and his only real pleasure was in going out to fish in his boat, old and patched, as was everything belonging to him, he felt that he no longer had the strength to east his heavy nets and to work at the oars during many hours.

Man proposes and God disposes. Tiennette was 18, when one evening the old sailor was brought in unconscious and with a congested face. The doctor found that he was suffering from a shock, and tried, but in vain, to save him. It was with difficulty that he roused him suffiwith difficulty that he roused him suffi-ciently to open his eyes and to speak a few words.

Spent less time in his house than in his boat, and besides it was his own idea. Eight days later. Pascal invited to a Tiennette-I give you-it is for you," he

what would he have given her, the dying old man, when never in his life had he possessed anything? His little cabin, his boat they were his entire fortune.

But when, three days after, the young girl, an orphan for the second time, found herself alone, this cabin and this her.

girl, an orphan for the second time, found herself alone, this cabin and this boat were very useful to her. By their aid she had a shelter and some bread assured her, for she frequently rented the boat to people in the city who, on bright and calm days, wanted to take a trip on the ocean. And, then, many helped her, by bringing nets to be mended and clothes to be patched.

But she could not count much lenger on

would soon be of no service to her. The wood in it was worm eaten, the sea broke through the leaking sides and Tiennette proposed to make firewood of it for the coming winter, when the wind from the sea would whistle around her lonely little hovel And to think that Pascal wanted to marry

this poor girl!
"Yes, I want to," he answered resolutely when, perhaps for the tenth time, she prayed him to reflect.

you have the courage!"

But she had not, and in spite of all that was said by the friends of the sailor to prevent the marriage they were wed one month later. Of course it was a wedding without feasting, but their love for each other was none the less for lack of it. Two more miserable people!" critics said

in the village.
"Two more happy ones," thought the how the wind howled on the rocks! With December's coming everything was frozen, the ocean roared and the silvery surf foamed. Great flakes of snow had been falling without ceasing since the day

before.

Tiennette and Pascal, seated gloomily near their dull hearth, did not dare to speak their thoughts to each other, and their dismay for the morrow, for they had next their dismay for the morrow, for they had spent their last cent and not only was there no fire on the hearth, but also no bread in cupboard. And they had both worked

Unfortunately Tiennette found less mending to do in the winter, for the women, staying at home, did their own sewing; and Pascal made almost nothing, for he could not go out on the sea in the fog and snow. What terrible weather! The chilly air pen-trated the fireless room, and Tjennette ble on her benumbed fingers with her breath, to warm them; while the sailor, in despair over his forced inactivity, felt the tears rise

to his eyes-tears of rage and almost of Oh, poor Tiennette, whom he loved so much! How could it be necessary for him to let her suffer so?

"Pascal," she said, "what if we should burn the boat? We would at least have something to keep us warm." "At last," said he with a sigh of relief, "You consent. I did not dare to speak to you about it, but since you are willing, you will see how quickly it will be burning."

"It is indeed necessary," she said sadly.
"It no longer earns anything for us, and the winter is see sovere."

the winter is so severe."

"Do not regret it," said he. "This old boat, useless now, will in one hour, by its heat, give you back energy and courage. Do not feel badly about it, its musty boards

"It is true," she replied, half sadly and half smilingly, at the thought that they were going to destroy it, and at the prospect of the beautiful bright flames that would

of the beautiful bright flames that would cheer the poor cottage.

She wanted, in spite of the bad weather, to go with her husband to the shore, and bring back at once the first armful of wood, while waiting for him to finish the work. "Oh, it would not take long; a few good blows from the hatchet would settle it, and that would be all," he said.

that would be all," he said.

Tiennette took her cape. Pascal took his tools, and both set out for the part of the beach where the boat was anchored. They did not talk any more, the sharp wind took away their breath, and their hearts as if they were going to commi

some evil deed.

The country people had indeed been right in saying they would be miserable. But Pascal did not regret having married Tiennette, of whom he was as fond as on the day of their wedding.

Crack! Crack! Crack! With his strong arms Pascal lifted and lowered the axe on the boat, which fell to pieces with a sort of groan. of groan.

of grean.
Crack! crack! Tiennette, seated on a rock, her arms folded across ber breast not to keep away the cold, but to restrain the beating of her heart—watched him and listened. Every blow of the axe that fell on the boat echood in her breast, and tears filled her eyes. it was certain that it could no longer

be of use, worn out, blackened, its work ended; but what memories it recalled! Old Nazaire had it when he adopted her, but it was new then, and she thought of her joy, her enthusiasm, when she took her first cHANGES IN TRADING AND BUILD-

She could also remember how it floated out, laden with nets, when her uncle wer out, laden with nets, when her uncle went away alone on a long trip; and how it passed out of sight over there on the blue horizon, so small, so light, that the sail resembled the wing of a gull flying over the water. The old sailor had a particular fondness for the boat; it was the work of his own hands and he would never step into another hands, and he would never step into another boat when he started out fishing.

And did not Tiennette owe it gratitude, too? Had it not helped her to live after

her uncle's death? her uncle's death?

"It seems to me," she said to Pascal, who was not troubled by any such sentiments, "as though you were destroying a friend."

He looked at her, left his axe a moment and see its that she was crying approached. and, seeing that she was crying, approached

and embraced her.

"How I would like to have spared you this sorrow," he murmured; "but, alas, we are so poor."

are so poor."

He returned to his work, and to finish more quickly used both hands. Suddenly the wood fell in pieces, the wood and another thing that grated under the axe, when all at once a stream of gold pieces slipped and rolled over the beach.

"Tiennette, "Tiennette," cried the young man. "What does this mean? Come and

see."

She ran and knelt down, picking up a handful of the gold pieces, and both, thinking they must be in a dream, remained speechless and motionless with their hands full of gold.

Descriptions of the property of the property second response to the pro

Pascal recovered his senses first.

"We are not dreaming, Tiennette," he told her. "See how pretty and bright it is, how pressibly it rattles." how merrily it rattles.

"But where did it come from?" she asked What do I know about it? I knocked by chance a box that was beneath the seat in there."
"Oh, how much there is, how much there

She was kneeling and picking up the jingling pieces, putting them in a pile; while Pascal, lifting every bit of wood, tried to find from where they had escaped. "I have found it," he cried suddenly, and he carried to Tiennette the half of a little coffer on which had been the seat of little coffer on which had been the seat of the boat. Safely fastened between two boards was a kind of tin box, long and

flat, in which there still remained some pieces of gold and some bank bills intact. Pascal and Tiennette, amazed, and with dilated eyes, fingered the money tremblingly and when an hour after they returned to their cabin, those whom they met won-dered if they had not become suddenly crazy, so excited were they.

The same evening, not much later, the sailor paid a visit to the notary of Preselles and told him of his godsend, but the notary seemed less surprised than Pascal and simply asked how much the sum amounted to

"Twelve thousand francs, as much in bills as in currency," Pascal answered. 'How could it be explained? Was it not a miracle? miracle? Nonsense. The fact that A miracle? Nonsense. The fact that Nazaire had never unnecessarily spent a cent did not prove that he was poverty-stricken, and the notary very well remembered that one day—a short time before he adopted Tiennette, he had come to consult the best better the state of the best between the consult the state of the stat

him about the investment of twelve thousand francs, but he had changed his mind.

While everybody believed him to be poor the old fellow was hiding his money in the boat that he was making about that time. A strange idea, but this roving strong box was as good as the cushion of an arm-chair or the mattress of a bed, since he

feast all of his comrades, and there was a grand wedding party which is still remem-bered at Preselles.

bered at Preselies.

Since this time, already long past, their little fortune has prospered, as Tiennette was always very economical and Pascal was an energetic worker. The sailor became the owner of a fine fishing vessel, called the Uncle Nazaire in memory of the old man. old man.

And this is how the country people say

the unselfishness of Pascal has been re-warded and how he has become the richest man in the village through marrying the poorest girl.

Voice Affected and He Has a High Fever. Buffalo, Dec. 26.—Representative D. S. en victim to an epidemic now prevailing here and is confined to his home in North street. Several hundred persons are ill with the same disease in this city. The symptoms of the illness are "I want to. Let me see you refuse, if similar to those of a mild attack of in-fluenza. The patient has a high fever, sometimes loses his voice entirely and has sometimes loses his voice entirely and has every symptom of a heavy cold bordering on pneumonia. Col. Alexander's voice is affected and he has a high fever, but Dr. Charles G. Stockton, who is in attendance says that he will recover within a short

Real Estate Transfers.

DOWNTOWN. iThe letters q c stand for quit claim deed: ld s, for bargain and sale deed; c a g, for decontaining covenant against grantor only.]
(vision st, 50, s s, 20x07.11x20x68; Jacob Wielar to Isaac Lowenfeld non

EAST SIDE.

(East of Fifth ar., between Fourteenth and 110th sts.)

Lexington av. e s. 22.2 n 75th st, 20x94.10;

Adelbert Moot, exr. to William J Harnisch and ano, mtge \$17,000 \$100.

78th st, 110 E. 17.4x102.2; Flora I Stern to 15 to 17.000 \$100. Sidney Phillips, intge \$11,000. 102d st, 171 E, 27x101; Fellx Levy to Joseph Haft, q c 17,000 n s, 183.6 w 3d av, 27x100.11; same

WEST SIDE. (West of Fifth ar., between Fourteenth and 110th sts.)
96th st, n s. 204 c Columbus av. 20.8x100.11;
Mary H Sharpsteen to Van Norden Trust
Co. nom Co Same property: Van Norden Trust Co, trustees, to Mary H Sharpsteen 96th st. n s. 141 e Columbus av. 21x100.11; Mary H Sharpsteen to Van Norden Trust Cary Co Same property; Van Norden Trust Co, trustees, to Mary H Sharpsteen 97th st, 60 W, 19x100.11; Mary H Sharpsteen to Van Norden Trust Co Same property; Van Norden Trust Co, nom Same property. Van Norden Trust trustees, to Mary H Sharpsteen 55th st, 146 48 W, 38x100.5, same to same Same property: Mary H Sharpsteen Van Norden Trust Co.

HARLEM.
(Manhattan Island, north of 110th st.) Amsterdam av. n w cor 150th st. 200x100: Jacob D Butler to Bernard Loth...o c and

BRONX.
(Borough of The Bronz.) impson st, now Fox st, e s, 240 n 167th st, 25x100; John Mosenthin to Bridget Mosen-Lot 315 map Section B of Vyse Estate; same to same Lots 288 and 289 map part of Hunt Estate, Van Nest Station: Alfred R Loweth to Otte Nasman.....o c and

MISCELLANEOUS. th st, 172, s s, 20x102.2: Henry B May to Walter G Merse, mtge \$20,000

Recorded Leases. Essex st. 128: Fannie Feitelbaum to David Cohen, 3 yrs.

Recorded Mortgages. DOWNTOWN.
(South of Fourteenth st.

12,000 EAST SIDE.

33d st, ss, 100 e 7th av. Sorbeen Fourteenn and 110 33d st, ss, 100 e 7th av. Sophia Bradenburg and ano to Thomas F O'Connor, due Dec 24, 1900, 6 per cent 42d st, 210 12 W; John C Wallace to John J Mahoney, 1 yr, 6 per cent, 1-3 part.

HARLEM. (Manhattan Island, north of 110th st.) BRONX.
(Borough of The Bronz.) 159th st, 623 E: Josephine Watson to William F A Kurz, prior mtge \$3,000, demand 6 per cent.

CHANGES IN TRADING AND BUILD-ING DURING 1903.

Fewer Costly Skyserapers Erected-Construction Work Resumed Under the Tenement House Law-The Monetary Outlook and Interest Rates.

During the year that is now drawing to a close building activity and trading in realty have changed greatly in character. The most conspicuous feature of the construction work of the preceding year had been the exceptionally large number of tall buildings erected-office buildings, lofts, hotels and apartment hotels. Plans were filed in 1902 for not less than seventy-four buildings of ten or more stories in height. During the present year only fifty-four buildings with an elevation of ten or more stories have been projected, and the great majority of these were planned last spring. While construction work in expensive grades of houses, including high priced dwellings, besides office buildings, fireproof lofts, hotels and apartment hotels, has fallen off, the production of tenements, including flats and apartments, has increased to a notable

Influenced by the change which has taken place in speculative building, trading in realty has been largely diverted from high priced property to property in the flat and tenement sections. Trading there has broken all previous records. Never in any preceding year have so many sales been recorded in Manhattan and The Bronx -the old city-as during the current year. The conspicuous feature of this year's trading has been the unusual number of flats and tenements sold. The great increase of activity in flats and tenements has been occasioned by a general rise of rents in such housing, a rise which naturally stimulated dealing in improved property before it began to influence building enterprise and the market for unimproved land.

Generally speaking, all sorts of building activity regulated by the Building Code have declined, while building governed by the tenement house law has increased. Meantime, the demand for sites has changed accordingly. The present tenement house law, which went into effect in April, 1901, made a substantial reduction in the amount of rentable dwelling space obtainable on a given area of land. The result was to discourage building under its provisions until rents in legal tenements—apartments flats and tenements proper—rose to a point where the speculative builders would be able to realize their customary profits.

Capital employed in the building industry was largely turned aside from tenement

construction to enterprises possible under the Building Code. The contraction in build-ing operations under the tenement house law was very marked. The total estimated cost of the apartments, flats and tenements for which plans were filed in Manhattan in 1899 was \$52,305,000; in 1900, \$22,831,000, and in 1901, \$30,820,000. The annual average from 1895 to 1901, inclusive, was \$29,512,000. In 1902, the year after the new law went into effect, the amount was only \$15,252,000. This year it will probably amount to about \$24,000,000, a figure greatly in excess of that of the preceding year, but which, nevertheless, falls a good deal short of the normal annual average.

Owing to the change in speculative build-

ing rents rose generally in apartments, flats and tenements, and fell quite as gen-erally in apartment hotels and expensive private residences. Rents in middle-grade private dwellings, which are affected by private dwellings, which are affected by competition from apartments, recovered as that competition disappeared. The contraction in the building of legal tenements took place at a time when money was plentiful and the cost of building materials and labor was less than it has been during the current year. This year, rents having risen, the production of legal tenements has increased despite dear money and excessive cost of construction. essive cost of construction.

Construction work under the tenemen BUFFALO'S EPIDEMIC.

house law has not only failed to expand in proportion to the city's increased rate of growth during the past two years, but in proportion to the city's increase, but of growth during the past two years, but has fallen behind the annual average of preceding years. Under the Building Code, on the other hand, speculative building has followed its natural tendency to run ahead of demand when not artificially diverted or restricted. The past two years has been a period of readjustment of rents in legal tenements. The process of readjustment is now completed, the surplus of housing which normally exist surplus of housing which normally exist falls on plot 33.6x100.11.

Sigmund Wechsler, as attorney, has sold for a client to Nathan Applebaum Nos. In a client to Nathan Applebaum Nos. In an of the surplus of housing which normally exist falls, on plot 50x99.11. tenement construction must henceforth inevitably proceed on a larger scale than

t has so far done since the new Tenement House law was enacted.

In all kinds of buildings erected under the Building Code there exists at present usual surplus of housing expected er several years of construction work stimulated by cheap money and low or normal prices for labor and materials. Work under the Building Code is almost wholly confined to big buildings requiring large capital. Capital is now scarce in the mortgage loan market and interest rates are higher than they had been since 1898. Money is expected to be comparatively plentiful before long, but it is believed in many well informed quarters that the rates which prevailed from 1899 down to last enring will not be restored next year.

spring will not be restored next year.

Those rates have been regarded by lending institutions as too low, and an effort, whether concerted or not, will undoubtedly be made to avoid a return to The demand for money in the near future

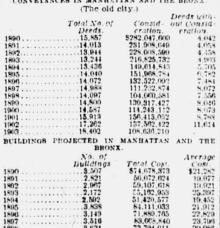
The demand for money in the near future is expected to be sufficient to keep up present rates. There are still many new and unfinished big buildings on which permanent loans will have to be negotiated. The inevitable expansion of tenement house construction will absorb a great amount of capital, and capital will be in demand for the improvement and speculative exploitation of vast tracts of outlying land. Besides, the lending institutions are. land. Besides, the lending institutions are, in effect, the principal owners of the bulk of the expensive buildings erected in the past few years, and until more of these buildings pass into investment ownerships, either through direct sale of the freehold or through sale of securities, moneyed institutions will be conservative about increasing their mortgage loans on such

buildings.

Outside of the flat and tenement districts, realty in Manhattan has, during the current year, passed under the influence of the change which has taken place in general trade and industry. For months past investment purchases have been few in number, the demand for private dwellings on the part of intending occu-pants has fallen off, and sales of premises to business houses have been insignificant

for so big a city as ours.

The following tables, taken from the files of the Record and Guide, show the building and conveyancing statistics of Man-CONVEYANCES IN MANHATTAN AND THE BRONX.





BOARD OF BROKERS CF THE CITY OF NEW YORK, NO. 115 BROADWAY.

REAL ESTATE

WANTS.

J. CLARENCE DAVIES & CO., 149th st, and 3d av.—Want Bronx acreage free and clear for free and clear for an acreage free and clear for free and clear star av. loft building: price, \$400,000. Also good applications for loans for special fund, \$3.000 st.,000 and \$7.000 for Bronx; \$20,000 for high class Manhattan privates; \$40,000 for office or loft building: \$15,000 and \$20,000 for flats, \$26,000 for owner East Side tenement.

POLSOM BROS. \$35 Broadway—Want, downtown, neighborhood of Nassau st., corner or inside property for cash buyer; investment with view of speculation. Also 5th av. between 28th and 42d sts., business property rented to one tenant showing at least 5 per cent. net return; will have between \$200,000 and \$300,000 for 20 to 25x100; for cash purchaser an apartment hotel in the 30's or 40's near 5th av. Also party to erect or alter building for automobile stable; responsible tenant, long lease; 38th st. to 63d st. West Side; leasehold property in vicinity of 10th st. and 4th av., quick purchaser. Also corner store to lease on 125th st. between 3d and 8th avs. for term of years. Also tenements to lease to A1 parties; thoroughly responsible. Also to lease Lexington av. corner near 23d st. building covering 2.500 square feet, suitable for hotel, cafe, &c.; good lease, cheap rent. Also store and basement Broadway opposite Wanamaker's, suitable for cafe, restaurant, clothler, long lease. Also 14th st. opposite Tammany Hall, 5 story building suitable for restaurant, clothler, haberdasher, &c., long lease; liberal terms.

DE SELDING BROS., 149 Broadway—Want tenements in the vicinity of Delancey and Chrystie sts.; to rent a stable in the 20's; about 40 stalls and storage room for tucks.

OFFERS. CLARENCE DAVIES & CO., 149th st. and 3d

J. CLARENCE DAVIES & CO., 19th st. and 3d av.—Offer new business corner on Prospect av. for sale at a bargain; near Rapid Transit station, Boston road and Tremont av., three frame houses; price, \$4,000. Also acreage property free and clear, Clason's Point, on line of Port Chester Kallway, 27½ acres at \$2,500 per aere and 25 acres at \$1,200 per aere, free and clear, exchange for Bronx or Manhattan flats. Also acreage property, south Mount Vernon, Wakeheld Park; 13 acres at \$2,000 per aere, free and clear; exchange for Bronx of Manhattan flats. Also develope per aere, free and clear; exchange for Bronx two family house and cash. Also two steam heated flats near Westchester av., Bronx, 40 exchange for cold water tenements in Manhattan; might add cash. LSOM BROS., 833 Broadway—Offer Broadway between Grand and Canal sts., a 30 foot from building, 5 stories, leased to a corporation; for a long term, excellent investment; rare chance, owner compelled to sell. Also 5th av. west side, between 3th and 42d sts., 5 story building, leased to one tenant; lev to corner; excellent chance; rent can be increased 75 ner cent.; can be bought right. Also University place, corner plot, covering 4,650 square feet; will sell right. Also have several apartment hotels; best sections; for sale and to rent. Also 19,000 square feet, covering block; facing West st, near Pennsylvania and Erie Railroad depots; suitable for express or railroad company and cold storage; liberal terms; property carrying itself; can be bought right. Also 5th av. corner modern business building, 6 stories, near 42d st to rent; leng term (1000).

Private Sales.

Henry Corn has sold Nos. 91 and 93 Fifth venue, a modern eight story mercantile building, on plot 56.3x100x irregular, leasehold, adjoining the southeast corner of Seventeenth street, to Oppenheimer Bros. & Veith, who give in exchange Nos. 243 and 245 West 116th street a six story elevator apartment house with stores, on plot 40x 100; and two five story flats, each on plot 32.5x100 at the northwest corner of Seventh avenue and 136th street, and the southwest corner of Seventh avenue and 137th street,

respectively.
Millard Veit has sold for the estate of Gustavus Jackson to Herman Cohen No. 374 Manhattan avenue, a five story flat,

on lot 36.3x87.
C. F. Hoffman has bought the Greene place on Harrison avenue, Newport, R. L., and has sold his own residence on the Cliffs. The brokers in both deals were Dennis, Holdridge & Preston. The Hoffman place is valued at about \$70,000. Gen. Greene's cost over \$175,000.

S. Augenblich & F. Offner have sold for Lowenfeld & Prager to S. Steingut & Co. No. 48 Avenue B, a five story tenement,

on lot 25x82.

Meyer & Koblenzer have sold for the Equitable Life Assurance Society to Louis Minsky Nos. 142 to 148 and No. 152 West End avenue, each 25x100; Nos. 211 to 223 on lot 25x82. and Nos. 245 and 247 West Sixty-sixth street and Nos. 202 to 220 and 230 to 242 West Sixty-seventh street, each 25x100.5, thirtyone five story tenements.
Rosa Schindel has sold No. 149 East 118th

flats, on plot 50x99.11.

Joshua M. Jones & Co. have sold for Mary M. Luhden No. 84 Christopher street. a three story brick building, on lot 21x67; and for a Mr. England No. 64 Bedford street, n old building, on let 18.6x69. Samuel Green has bought No. 60 Cortlandt street, a four story building, on plot 21.1x56x17.3x55.8, adjoining the northwest corner of Greenwich street

Moses Harlam has sold to Savino Zuzelo to, 696 Morris avenue, a four story flat, with stores, on lot 27x95. J. Levy & Co. have sold for George J. Stricker to Harry M. Goldberg No. 759 East 162d street, a five story flat with stores, on lot 27x100.*
P. J. Owens has sold the five story flat

on plot 41.8x100, at the southeast corner of on plot 41.8x100, at the southeast corner of
Westchester and Robbins avenues.
Nichols & Lummis have leased No. 10
East Forty-fifth street for Mrs. Jacob
Silberman to Mme. Celeste Dautricourt
for five years, and No. 41 West Thirty-sixth
street for Hugh McBirney to Emma Slater
Read for five years. Read, for five years.

Coming Auction Sales.

TUESDAY, DEC. 29. By S. De Walltearss.

Chatham Square, Nos. 1 and 4, northwest corner Mott street, 69.3x80.10x48.10x586, five and four story buildings; executor's sale, estate of Esther B. Marks, deceased By Joseph P. Day. By Joseph P. Day.

Riverside Drive, No. 184, east side, 110.8 feet north of Ninetieth street, 28.3x103.6x28.ox107.6, five story brick dwelling: Dometille Dunson as trustee vs. J. T. Kirk et al.; Lord, D. & L., attorneys; v. J. Dowling, referee; due on Judgment, \$83,599.08; subject to taxes, &c., 8996.46.

Eighth avenue, No. 2917, west side, 74.11 north of 154th street, 25x100; H. A. Brann vs. Ann Sufferain et al.; J. E. O'Brien, attorney; G. E. Kent, referee; due on Judgment, \$5,085.46; subject to taxes, &c., \$1,131.80.

due on Judgment, \$9,085.46; subject to taxes, &c. \$1,131.89.

By D. Phænix Ingraham & Co. 133d street, No. 200, north side, 120 feet west of Seventh avenue, 20,293.11, three story brick dwelling; Louis Whitestone vs. Caroline Wiednop, et al.; Sanders & F., attorneys; E. H. Pomeroy referee; due on judgment, \$2,005.41; subject to taxes, &c., \$217.33.

By Philip A. Smyth.

131st street, No. 140, south side, 200 feet east of Sevenih avenue. 16.10x90:11. three story stone front dwelling S. L. Horn vs. Louisa Bluxome et al.; G. W. Elils, attorney; J. E. Salomon, referee; due on Judgment, £11,409.47; subject to taxes, &c., \$343.24. By Bryan L. Kennelly

Tenth street, southeast corner of Fourth street Wakeneld: Herbert Reeves vs. E. F. Smith et al. H. R. Ham, attorney: G. T. Capron, referee; par By Peter F. Meyer. Eleventh avenue, No. 2489, cast side, 50.4 feet south of 184th street, 25.2x92.9x25x96.3, four story below tenement; Theodore Sattler vs. W. H. E. Réchenherg as executor et al.; Theodore Sattler, attorney; M. Schenck, referee; due on judgment, 22,258.76; subject to taxes, &c., \$280.

WEDNESDAY, DEC. 30 Lexington avenue, northwest corner of Fifty-seventh street, 60.2x40, five story brick flat; G. S. Hubbard as trustee, &c., vs. Morris Plinus et al., C. N. Morgan & Son. attorneys; C. S. Simpkins; referee; due on judgment, \$56,945.21; subject to taxes, &c., \$2,400. By Herbert A. Sherman By Joseph P. Day.

By Joseph P. Day.

Hughes avenue, No. 2173, west side, 66.11 south side street, 24x85, two story frame dwelling; Lawers' Mortgage insurance Company vs. Andrew Nicell et al.: Cary & W., attorneys; Randolph furry, referee; due on Judgment, \$2,774.45; subject a taxes, &c., \$445.20. THURSDAY, DEC. 31. By Herbert A. Sherman

Twenty-third street. Nos. 552 and 554, south side, 125 feet east of Eleventh avenue, 50x197.4, running through to Nos. 552 and 553 West Twenty-second street, three story building; one-half interest in the leasehold property; executor's sale, estate of William M. Levering, deceased. Foreclosure Suits.

rotona av. s e cor 170th st, 09.3x108.8; lmo-gene Austin vs Charles Hohl et al; atty, J F Foise

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DESIRABLE RESIDENCES Washington Sq. to 12th st., inclusive, near 5th; \$21,000 up. FOLSOM BROTHERS, 805 BROADWAY. BOROUGH OF BRONX-SALE OR REST

BOROUGH OF BRONX REAL ESTATE. J. CLARENCE DAVIES & CO. 149th St., 3d Ave. Tel, 545 Melrose.

No. 111 Broadway. Tel. 4891 Cortland: ATTENTION: Must be sold, detached seven room House, full lot, 25x103 feet, for \$1,000; also six room House, plot 50x30 feet, with stable and large shed room, for \$2,100, cash \$500; also Plot 100x125 feet, on Gwand Concourse and Boulevard, excellent location, high ground, must be sold; also nice plot of Lots, \$4,000, casy terms; also Lot for \$500. O'HARA BROS., East 200th st. and Webster av., Bedford Fark, Fronx. Open Sunday.

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THURSDAY, DEC. 31, 1903, at 12 o'clock noon, at the New York Real Estate Salesroom, 161 Broadway, N. Y. Executor's Sale. Estate of William M. Levering One-half interest in the Leasehold Property 552 and 554 West 23d St., running through to

551 and 553 West 22d St. Plot 50x197.4, 3-story building. Lease expires ept. 1, 1908. Ground rent, \$1,700 per annum. Sept. 1, 1996. Ground rent, \$1,700 per annum taxes, etc. JOHN LARKIN, ESQ., Attorney, 44 Wall St. Maps and particulars at Auctioneer's, 9 Pine St and 532 5th Ave., cor. 44th St.

MPORTANT FIFTH AV. CORNER, OCDEN & CLARKSON,

TO LET FOR BUSINESS PURPOSES.

ATTRACTIVE OFFICES north light, 835 Broad y, corner 13th st.; elevator: \$10 up. FOLSOM BROTHERS, \$35 BROADWAY. VERY LIGHT LOFT, 40 West 13th st., 4,000 square t; latest improvements: \$1,500. FOLSOM BROTHERS, \$35 BROADWAY. BROADWAY, opposite Wanamaker's large

re and basement; long lease; favorable terms. FOLSOM BROTHERS, 835 BROADWAY. ATTRACTIVE OFFICES AND STUDIOS, 131 FOLSOM BROTHERS, 835 BROADWAY. LARGE STABLE, 13th st., near 5th, three story FOLSOM BROTHERS, 835 BROADWAY. FIRST FLOOR OFFICE, 105 East 17th st., light, FOLSOM BROTHERS, 835 BROADWAY. STORES, lofts, buildings, offices: exceptionally ne list; this and other desirable locations.
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THREE-STORY Stable, opposite Cunard docks ze 46x70; price \$22,500. DUROSS, 155 WEST 14TH. REAL ESTATE WANTED.

WANTED TENANTS TO LEASE. TENANTS ready to buy and build for you any kind of mercantile or hotel build-ings in N. Y. City, on very reasonable terms. Some good things to H. J. SACHS, 119 West 23d St., N. Y.

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BROCKLYN improved property quickly sold Owners call or send particulars, ARTHUR DU CRET, 80 Nassau.

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AROVE 14TH ST. WEST SIDE. BACHELOR APARTMENTS THE BEVERWYCK,

39 and 41 Wost 27th St. ABOVE 14TH ST., EAST SIDE. APARTMENT, 131 East 34th st., two rooms; bath, FOLSOM BROTHERS 835 BROADWAY.

LOST, FOUND AND REWARDS. LAST-Damon's ring, 11-2 karat, at the lavatory of floor B of Produce Exchange Saturday, Dec. 26, about 3 P. M.: forcotten by owner while washing laints; liberal reward to finder if returned to M. F. PENA, 87 Broad st., city.

Mechanics' Liens. Bristow st. 1825 to 1329; Fhilip Adeistein vs David H Spring

Satisfied Mechanics' Liens. 7th av. 1838: George Kitt vs Charles G Miller, Nov 26, 1902 Robbins av. s e cor 162d st. 41.8x104: Jack-son Bros vs Patrick J Owens, Dec 22, 1903.

Assignments ut Journal of Margaret E Mitchill trustee, and others, to Manhasset Investment Co. 5 assign \$330, \$500 ments.

339

Joseph Rablnowitz to Morris Rose

Annie E Brown to Alexander P W Kinnan. Edward King, trustee to Union Trust Co. 2 assignments
Joseph Edelstein to Benedlet Finkelstein
Fleischmann Realty and Construction Co
to Julis Fleischmann

Lis Pendens. 126th st, 109 W; Louis A Koelsch and and vs John H Scully, specific performance; attys, Otis & P.

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will be sacrificed to a quick buyer. Lot 60x100, building 28x60; mortgage, 89,000; rental, \$1,920; price, \$18,000. Make an offer, 20 minutes to Manhattan. Open Sundays. PIERCE KEEFE, 53d st. and 5th av., Prooklyn. SPECIAL \$100 MONTHLY until equity of 1,7501s paid, balance to remain at 5 per cent.; rented 47; full 3 story, 3 families; complete brick dwelling; ood order; price \$5,000; no less. CLINE, 165 Way

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DEAN ST., NEAR GRAND AV. -A 3 story and basement private house; brick; too large for ow will sacrifice at \$3,000; mortgage to suit. R MOND BROS., 613 Vanderbilt av., Brooklyn. FACTORY OR STORAGE -Br.ck building (100x 100); preminent corner shipping section; convenient; bargain; close estate; \$40,000; terms to suit. CLINE, 165 Waverly av., Brooklyn.

SEVENTH WARD, between Myrtle and Willoughby avs.: 3 story and basement frame: 12 rooms: perfect order; jot 25x150: 34,090; bargain. CLINE, 185 Waverly av.. Brooklyn. TWENTY-SIXTH WARD-MONTAUK AV. L" railroad station nearby: plot 40x100; Milford st.; bargain, \$750, free and clear. CLINE, 165 Waverly av., Brooklyn. FULTON ST., UPTOWN 3 story store, frame

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